

RESOLUTION AUTHORIZING EXECUTION OF AN
AMENDMENT TO DEVELOPMENT AGREEMENT

WHEREAS, on July 24, 2023, the Mankato City Council approved resolutions establishing Development District No. 47 and Tax Increment Financing District No. 47-1 and authorized the City Manager to enter into a Development Agreement with the Developer pertaining to certain property located in the City, and more particularly described as Lots 1A and 1B, Block 2, Axis (1247 Range Street); and

WHEREAS, the City and the Developer entered into that certain Development Agreement dated August 22, 2023 and recorded on August 30, 2023 in the Office of the County Recorder, Blue Earth County, Minnesota as doc. no. 604CR761 and in the Office of the Registrar of Titles, Blue Earth County, Minnesota as doc. no. T149793 (the "Development Agreement"); and

WHEREAS, the Development Agreement provided for the demolition of a structurally substandard building and development of a mixed-use building including 72 apartments, 75 storage units and 9,650 sq. ft. of commercial space; and

WHEREAS, construction of the project as originally planned has been completed but due to changes in the market conditions, the Developer has been unable to lease the commercial space; and

WHEREAS, the Developer has requested and the City agrees to amend the Development Agreement to allow the Developer to convert the unused commercial space to additional apartments and make other modifications to its terms and conditions.

WHEREAS, the City has reviewed the requested changes to the Development Agreement and found such changes to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Mankato City Council that the City Manager is hereby authorized to execute the First Amendment to Development Agreement. This Resolution shall become effective upon its passage and without publication.

Adopted this 27th day of July, 2026.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk